

Know all Men by these Presents

023968

49-3-11
43-265

That NORTHERN MATTRESS CO.

~~CANNON~~

a corporation organized and existing under the laws of the State of Maine
and located at Waterville

in the County of Kennebec and State of Maine

in consideration of One Dollar and other valuable consideration

paid by WATERVILLE SEWERAGE DISTRICT, a quasi-municipal corporation
located at Waterville, Kennebec County, Maine

the receipt whereof it does hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said Waterville Sewerage District, its

heirs and assigns forever,

~~xxx certain lot or parcel of land~~

A certain lot or parcel of land situated in Waterville, Kennebec County, State of Maine, with the buildings thereon, bounded and described as follows: Beginning at a stone monument set in the ground at the northwesterly corner of land of George B. Leighton; thence running northerly 25 feet to an iron pipe set in the ground; thence running easterly about 200 feet to an iron pipe set in the bank of the Messalonskee Stream; thence running southerly up said stream about 50 feet to the northwest corner of land of said Leighton; thence running westerly about 190 feet to the place of beginning.

Also, another certain lot or parcel of land, situated in said Waterville, with the buildings thereon, and bounded and described as follows, to wit: Beginning at a point in the southerly line of Western Avenue 115.6 feet easterly from the second angle in the southerly line of said Western Avenue, which point of beginning is further described as being 75.6 feet easterly of a stone monument set on the street line of land of one Kimball, now or formerly; thence at right angles with said southerly line of Western Avenue to the Messalonskee Stream to an iron pipe set in the ground; thence westerly along the northerly line of land now or formerly of said Winfield S. Redman about 40 feet to an iron pipe set in the ground; thence northerly to Western Avenue at a point 40 feet distant westerly from the point of beginning; thence easterly to the point of beginning. Meaning and intending to convey a strip of land 40 feet in width.

Also, another certain lot or parcel of land, situated in said Waterville, bounded and described as follows, to wit: Beginning at a stone monument set in the ground where the easterly line of land of one Bunt intersects the northerly line of Alton Richardson, Jr.; thence northerly along said Bunt's easterly line and along the easterly line of land of one Jones and land of one LeClair about 150 feet to a stone monument set in the ground; thence easterly about 190 feet to an iron pipe set in the ground on the bank of the Messalonskee Stream; thence southerly up said

stream about 150 feet to a point where the northerly line of land of said Alton Richardson, Jr., intersects the line of said stream; thence westerly along the northerly line of land of said Alton Richardson, Jr., about 200 feet to the point of beginning.

Excepting and reserving the right acquired by the Central Maine Power Company to maintain wires across the above described premises, and any flowage rights which may effect said property.

And also, another certain lot or parcel of land, situated in the southerly side of Western Avenue, in said Waterville, bounded and described as follows, to wit: Beginning in the southerly line of Western Avenue at the northwesterly corner of land of George Leighton, so-called; thence running southerly along the westerly line of land of said George Leighton to this northerly line at a point in said northerly line 40 feet westerly of an iron rod sunk in the ledge on the shore of Messalonskee Stream; thence running westerly 10 feet to an iron rod; thence running northerly in a line parallel with the westerly line of land of said George Leighton and distant 10 feet westerly therefrom to the southerly line of Western Avenue; thence running easterly along the southerly line of Western Avenue 10 feet to the point begun at. Meaning and intending to hereby convey a 10 foot strip on the easterly line of the premises described in deed of Henry V. Vigue to Peoples National Bank, dated October 12, 1927, and recorded in said Registry, in Book 664, Page 265.

Excepting and reserving from the above described premises, parcels First and Fourth, the easement granted to the Waterville Sewerage District.

For grantor's source of title see deed from Linwood J. Pinkham, dated November 15, 1956 and recorded in said Registry, Book 1068, Page 104.

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To Have and to Hold the aforegranted and bargained premises with
all the privileges and appurtenances thereof to the said Waterville Sewerage
District

successors
its/ ~~heirs~~ and assigns, to and their use and behoof forever.

And do COVENANT with the said Grantee , its heirs
and assigns, that it is lawfully seized in fee of the premises that they
are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee to
hold as aforesaid; and that it and its successors and assigns will
WARRANT and DEFEND the same to the said Grantee , its ^{successors} /~~heirs~~ and
assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Northern Mattress Co.

has caused this instrument to be sealed with its corporate seal and signed
in its corporate name by John B. Redman
 , its President
thereunto duly authorized, this third day of October
in the year one thousand nine hundred and eighty-eight

Signed, Sealed and Delivered
in presence of

NORTHERN MATTRESS CO.

By

John B. Redman
John B. Redman, President

(Corporate
Seal)

State of Maine,
Kennebec

} ss.

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Then personally appeared the above named John B. Redman, President
of said Grantor
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free
act and deed in his said capacity, and the free act and deed of said corporation.

Before me, *Donald A. Blain*
~~x Justice of the Peace - Attorney at Law~~ Notary Public

RECEIVED KENNEBEC SS.

1988 OCT -6 PM 12:26

ATTEST: *James R. [illegible]*
REGISTER OF DEEDS